

Redevelopment Opportunity near Airport and PSC



**COLDWELL BANKER
COMMERCIAL
REALTY**

2250 La Vista Ave, Pensacola, FL 32504

Listing ID: 30854481
 Status: Active
 Property Type: Vacant Land For Sale
 Possible Uses: Hospitality, Multi-Family
 Gross Land Area: 1.86 Acres
 Sale Price: \$1,095,000
 Unit Price: \$588,709 Per Acre
 Sale Terms: Cash to Seller

Overview/Comments

Great opportunity for redevelopment in the heart of the Pensacola business and retail district!

This 1.86 acre parcel sits on La Vista Avenue between 9th Avenue and Tippin Ave. Major businesses within one mile include Pensacola International Airport, ST Engineering, Pensacola State College, and Ascension Sacred Heart Hospital. Retailers within one mile include Cordova Mall, Walmart, and so many more. Restaurants in walking distance include fast food, local specialty restaurants and upscale dining.

There is a 6,200 sf building on the property with 11 small business suites that has been given no value. All tenants will be on month-to-month leases beginning 01/01/2024. Please do not disturb the tenants.

Property is located in Escambia County with Commercial Zoning (COM). Permitted uses include medical/hospital/veterinary clinics, hotels, self storage, retail, and personal and professional services, along with many others.

Copy and paste this link into your browser for the full zoning description:

https://library.municode.com/fl/escambia_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH3ZORE_ART2MADI_S3-2.10CODICO

Please contact one of the listing agents before walking the property.



More Information Online

<https://www.gulfcoastcmls.com/listing/30854481>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority: Escambia County
 Tax ID/APN: 321S301800000001
 Possible Uses: Hospitality, Multi-Family, Office, Retail, Self Storage

Zoning: COM
 Sale Terms: Cash to Seller

Area & Location

Property Located Between: 9th Avenue and Tippin Avenue
 Property Visibility: Good
 Legal Description: Lengthy - request from listing agent
 Largest Nearby Street: 9th Avenue

Feet of Frontage: 257
 Site Description: Level, mostly cleared
 Area Description: Business and Retail District

Land Related

Lot Frontage: 257
 Lot Depth: 398

Zoning Description: Commercial (COM). See link to zoning in the Overview
 Topography: Level

Location

Address: 2250 La Vista Ave, Pensacola, FL 32504
County: Escambia
MSA: Pensacola-Ferry Pass-Brent



Property Images



Business map



Retailer map

Property Contacts



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